

**MINUTES OF MEETING**  
**Springfield-Sangamon County Regional Planning Commission**  
**October 16, 2019**

**1. CALL TO ORDER.**

Chairman Joe Gooden called the meeting to order at 9:32 AM.

**2. ROLL CALL.**

Mary Jane Niemann called the roll.

JULY 2019	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2020	FEBRUARY	MARCH	APRIL	MAY	JUNE	Member	Representative	Affiliation
X	X	X	X									<b>Joe Gooden, Chair</b>		City of Springfield
X			X									<b>Ken Springs, Vice Chair</b>		Sangamon County
X	X	X	X									<b>Greg Kruger, Secretary</b>		City of Springfield
X	X	X	X									Mayor Jim Langfelder	<b>Bonnie Drew</b>	City of Springfield
X												Andy Van Meter	Brian McFadden	Sangamon County Board
		X	X									<b>Ald. Joe McMenamin</b>		City Council
X	X	X										Ald. Andrew Proctor		City Council
X	X	X	X									Greg Stumpf	<b>Trustin Harrison</b>	Sangamon County Board
X		X	X									George Preckwinkle	<b>Charlie Stratton</b>	Sangamon County Board
	X	X	X									Leslie Sgro	<b>Jason Graham</b>	Springfield Park District
	X	X	X									Frank Vala	<b>Roger Blickensderfer / Traci Carter</b>	Springfield Airport Authority
X	X	X	X									Brian Brewer	<b>Frank Squires / Steve Schoeffel</b>	Sangamon Mass Transit District
X	X	X	X									Dick Ciotti	<b>Gregg Humphrey / Rob Leinweber / Jason Jacobs</b>	Sangamon County Water Reclamation District
X			X									<b>Jeff Vose</b>	Lyle Wind / Shannon Fehrholz	Regional Office of Education
X	X	X										Eric Hansen		Sangamon County
												Vacant (March 2019 -		City of Springfield
X		X	X									<b>Larry Hamlin</b>		Sangamon County

**Others**

Steve Kuper

**Staff**

Molly Berns	Jordan Leaf
Ethan Hendricks	Mary Jane Niemann
Shannan Karrick	Jason Sass
Steve Keenan	Joe Zeibert
Lindsay Kovski	

**3. MINUTES OF MEETING.**

Chairman Gooden asked if there were any additions or corrections to the minutes of the September 18, 2019 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

**4. MINUTES OF THE EXECUTIVE POLICY BOARD.**

Chairman Gooden stated that as a reminder, the Executive Policy Board will be meeting immediately following today's Regional Planning Commission meeting in Room 212, the Commission's conference room. The Board will be reviewing the Commission's budget submission for the upcoming fiscal year.

Chairman Gooden noted that the Executive Policy Board is made up of:

- the County Board Chair, or his designee,
- the Mayor, or his designee,
- the Regional Planning Commission's officers,
- the member at large, which is Commissioner Larry Hamlin, and
- the representative of special districts, which is Commissioner Ciotti, or his designee, which is Mr. Gregg Humphrey.

**5. REPORT OF OFFICERS.**

There was no report of officers.

**6. REPORT OF THE EXECUTIVE DIRECTOR.**

- A. SSCRPC FY2020 Budget Submission** – Molly Berns stated that the SSCRPC's FY2020 Budget Submission will be presented at the November 2019 Regional Planning Commission meeting.

**7. CORRESPONDENCE.**

There was no correspondence.

**8. PUBLIC HEARINGS / COMMENTS.**

There was no one who wished to address the Commission.

**9. COMMITTEE REPORTS.**

**Land Subdivision Committee (LSC)** – There was one project to be acted upon by the Regional Planning Commission this month:

**Illinois Presbyterian Home**

**Large Scale Development**

Description: Part of the SW<sup>1</sup>/<sub>4</sub>, of the NE<sup>1</sup>/<sub>4</sub>, Section 32, T16N, R5W (Located at the northwest corner of Chatham Road and Lawrence Avenue)

Joe Zeibert stated that there is an existing building on the property. The construction of nine new independent living buildings on the current site and extending the roadway that ends in a cul-de-sac is

being proposed. The new buildings would include: 7 single-family or duplex residential buildings, 1 triplex unit and 1 three story eleven-unit multi-family apartment building. Zeibert noted that all essential services are available to serve the site and the plan is in accord with zoning. There is a 10' transitional buffer yard located on the western edge of the property.

The Land Subdivision Committee recommended approval of the Large Scale Development.

*Commissioner Joe McMenamin moved to concur with the action of the Land Subdivision Committee to recommend approval of Illinois Presbyterian Home – Large Scale Development. Commissioner Larry Hamlin seconded the motion and the motion passed unanimously via a roll call vote.*

For informational purposes, Zeibert then summarized other projects reviewed by the Land Subdivision Committee at their October 3, 2019 meeting that do not require action by the Regional Planning Commission:

White Oaks Business Park – Partial Plat of Setback Vacation

Zeibert noted that this development is located off of Cockrell Lane and Mayflower Drive. He stated that the Partial Plat of Setback Vacation was being requested to reduce the setback along Mayflower Drive as Lot 2 of White Oaks Business Park was previously platted with large building setback restrictions.

The Land Subdivision Committee recommended approval of the Partial Plat of Setback Vacation.

Cobblestone Estates – 27<sup>th</sup> Addition – Final Plat

Zeibert stated that originally Westgate Drive was to be extended to connect to Meadowbrook Road. Several variances have been approved by City Council and now Westgate Drive ends in a cul-de-sac which will serve 12 duplex lots with 2 commercial lots getting access through a shared access easement off of Meadowbrook Road.

The Land Subdivision Committee recommended approval of the final plat.

United Regional Water Cooperative – County Site Plan

Zeibert stated that this proposed development consists of 11 acres located off of Mt. Auburn Road and Dale Davis Drive in Sangamon County for a rural water plant. He noted that this plan will eventually be acted on by the Regional Planning Commission. There are conditions that need to be met at the current time before it comes before the Commission for action. A soils analysis needs to be done to prove there is adequate soil for a septic system. Approval from the County Highway Department will also be needed for access onto a county highway.

The Land Subdivision Committee recommended approval of the County Site Plan.

**10. UNFINISHED BUSINESS.**

There was no unfinished business.

**11. NEW BUSINESS.**

There was no new business.

**12. SPECIAL ANNOUNCEMENTS AND PRESENTATIONS.**

There were no special announcements or presentations.

**13. ADJOURNMENT.**

Chairman Gooden noted that the next Regional Planning Commission meeting will be held on November 20, 2019.

There being no further business, Frank Squires moved to adjourn. Trustin Harrison seconded the motion and the meeting adjourned at 9:40 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann  
Recording Secretary